

THE SECRETARY OF INTERIOR STANDARDS FOR PRESERVATION

AND THEIR APPLICATION TO LOCAL PROJECTS



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- The Standards address the maintenance, repair, and replacement of historic materials.
- The Standards pertain to both the exterior and interior.



- The Standards assist with long term preservation planning.

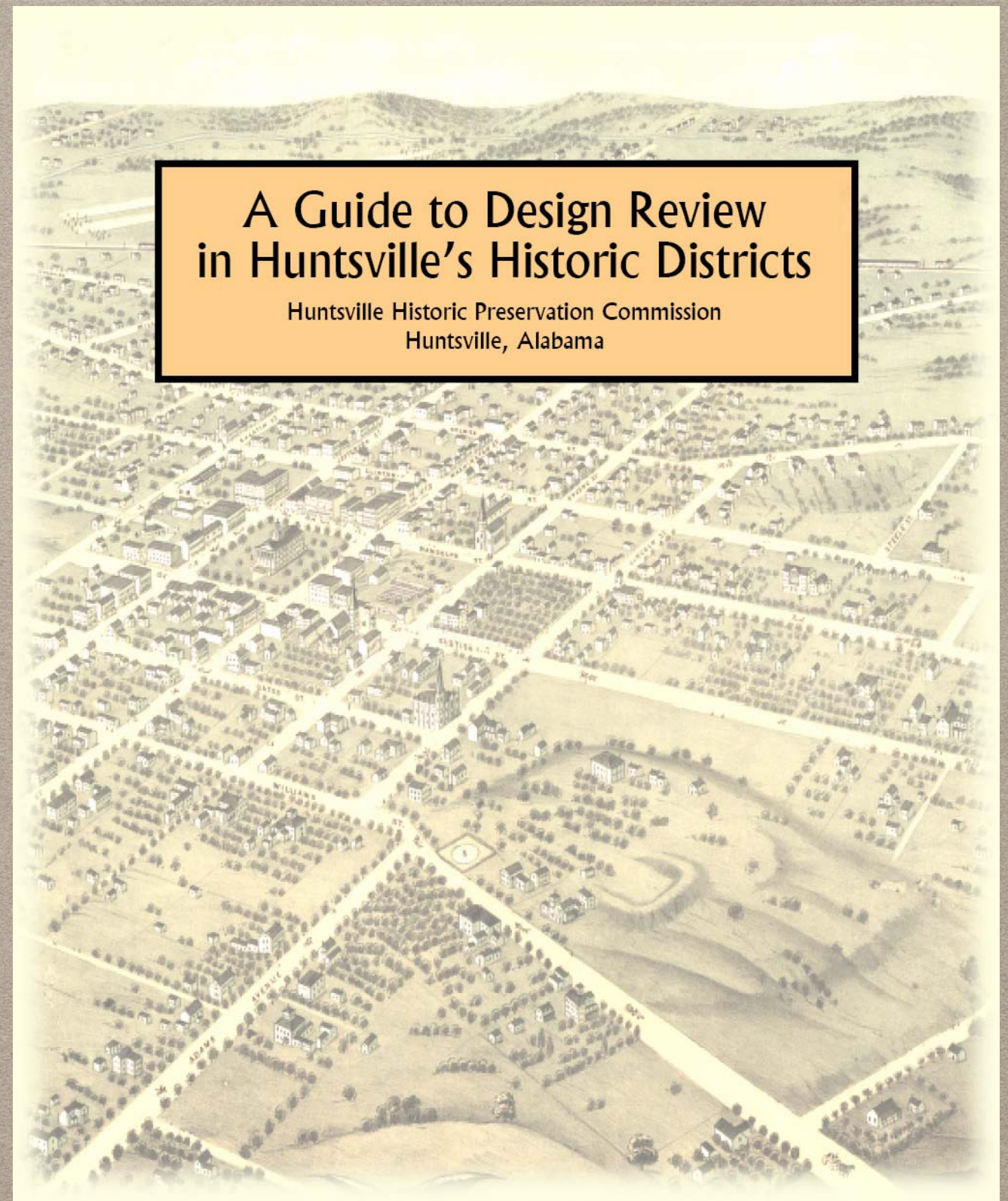


The SOI standards are defensible if properly used and your guidelines clearly define your community's intent.

The Standards are codified in 36 CFR 68 and are regulatory for all grant-in-aid projects assisted by the National Historic Preservation Fund.

There are four approaches with guidelines for each:

- Preservation:
- **Rehabilitation:**
- Restoration:
- Reconstruction:



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Standards for Rehabilitation

(Note, for Tax Incentive Programs use the Standards that are codified separately in 36 CFR 67.)

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.



Standards for Rehabilitation (Cont.)

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



"TRADE" LINGO WE ALL USE:

Identify, Retain, Preserve:

Our goal is the identification of historical/architectural elements important to our districts.

These are the elements that make our community unique.

Strive to retain and preserve those elements making our district distinctive.



Protect and Maintain:

This is the act of preservation! Your guidelines must address what is and isn't recommended with regards to the protection and maintenance of elements deemed important in your district.

Both words communicate **rehabilitation** employing the least degree of intervention. Think fresh paint, cleaning surfaces, sealing holes, general maintenance keeping the structure weathertight and livable.





Demolition and Replacement:



Properties in the
Old Town Historic
District are
13-20% higher
than outside of
the district.
(ca 2010 study)



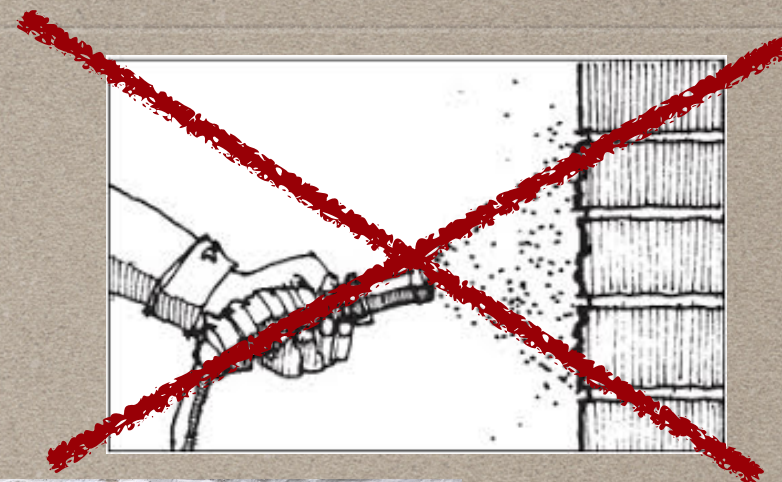
Repair:

Augmenting the physical condition of the object to be preserved. It's a step up from maintenance.

This starts with the least degree of intervention and ends with replacement of the object.

Think of patching, piecing in, splicing on, or other means of strengthening the original material. It may go as far as limited replacement of the material, say replacing the broken window lite vs replacement of the entire window unit.





Replace:

Moving up the ladder from repair in terms of preservation! Here we are replacing an entire character-defining element or feature. An appraisal of existing condition is required to determine if replacement is the right decision or if there is enough integrity left in the object to repair it. Repair is the preferred option. If replacement is warranted then it should be fashioned to match, and function as the original and be constructed using the same materials.



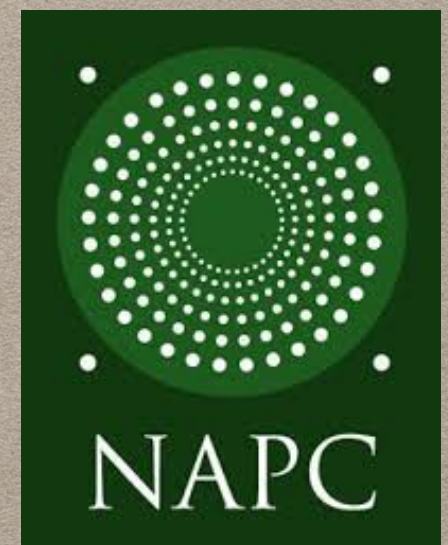
Pizitz, Department Store

- Restoration of the 1920's exterior of the building to its original appearance - including replacing and cleaning the terra cotta.
- More than many other notable downtown Bham historic building renovations, the Pizitz is the building that still holds the most memories for so many Birmingham natives who once shopped there.
- We are replacing all windows with metal clad wood windows on the street facades and aluminum steel-replica units on the non-street facades in keeping with the original profiles and in compliance with National Park Service guidelines (to achieve tax credits)



Replace:

Sticky wickets: Who is the authority making the appraisal? How are your guidelines written to address this? Determining why the replacement is needed and justified can be difficult.



Replace:

Changes in material; what will your guidelines allow?
It's simple to allow changing the wood siding species,
but what about synthetic material currently available in
today's market?



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New Technology and Energy Efficiency Oh my:

What's next, and addressing the future?



"The first question our Historic District Commissions should be asking is one posed by Henry David Thoreau, 'what's the use of a house if you haven't got a tolerable planet to put it on?'"



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Design for missing Historic Features:

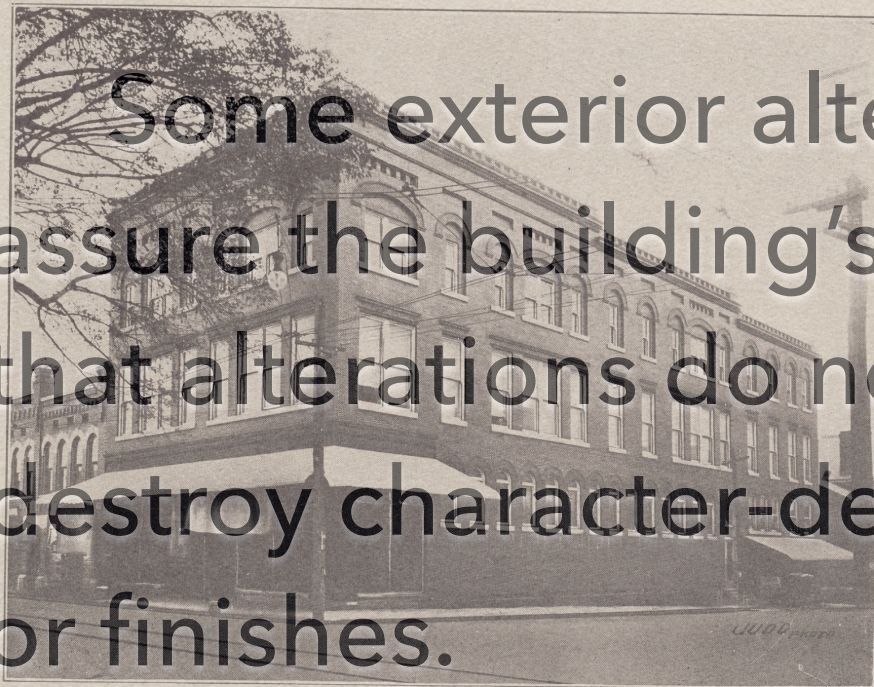
Recovery of the missing feature is preferred route. If an exterior feature is missing, say an entrance, cornice, window, etc., and there is adequate historical evidence of its appearance and construction it is appropriate to replace the missing feature.

It is inappropriate to add false or unsubstantiated features.



Alterations/Additions to Historic Buildings:

Some exterior alterations are generally needed to assure the building's continued use. It is important that alterations do not radically change, obscure, or destroy character-defining spaces, material, features, or finishes.





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*What's the period of
Significance?*



Variety!

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*This house had
been condemned!*



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Things to consider:



- A historic district without Local Review will not maintain its character.
- Obtain copies of the SOI for your commissioners.
- Reference the SOI in your guidelines. No need to print them.
- Your community's guidelines will define how the SOI will be interpreted.
- Use the words will, shall, provide when writing guidelines. Should, would, could, lead to inexact directions; directions that may wind up with the courts interpretation and the decision.
- Is the work to be performed reversible?
- Be knowledgeable of construction materials! How do they work, how were they historically treated/finished.

- Economic Hardship.

- AHC & NAPC

- APT. Association of Preservation Trades

